

SO ORDERED.



TIFFANY & BOSCO
P.A.

Dated: November 17, 2009

**2525 EAST CAMELBACK ROAD
SUITE 300**

PHOENIX, ARIZONA 85016

TELEPHONE: (602) 255-6000

FACSIMILE: (602) 255-0192



CHARLES G. CASE, II
U.S. Bankruptcy Judge

Mark S. Bosco
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Attorneys for Movant

09-25994/0059353144

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Larry Scott Benedini
Debtor.

Wells Fargo Bank, N.A.
Movant,
vs.

Larry Scott Benedini, Debtor, Roger W. Brown,
Trustee.

Respondents.

No. 2:09-bk-23474-CGC

Chapter 7

ORDER

(Related to Docket #9)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefor,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated December 16, 2005 and recorded in the office of
3 the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Larry
4 Scott Benedini has an interest in, further described as:

5 Lot 288, ROOSEVELT PARK UNIT NO. 1, according to the Plat of Record in the office of the
6 County Recorder of Maricopa County, Arizona, recorded in Book 716 of Maps, Page 47.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.

14
15 DATED this ____ day of _____, 2009.

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17 _____
18 JUDGE OF THE U.S. BANKRUPTCY COURT
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